



11 Landscape Road, Warlingham – CR6 9JB

Guide Price £2,000,000





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Warlingham

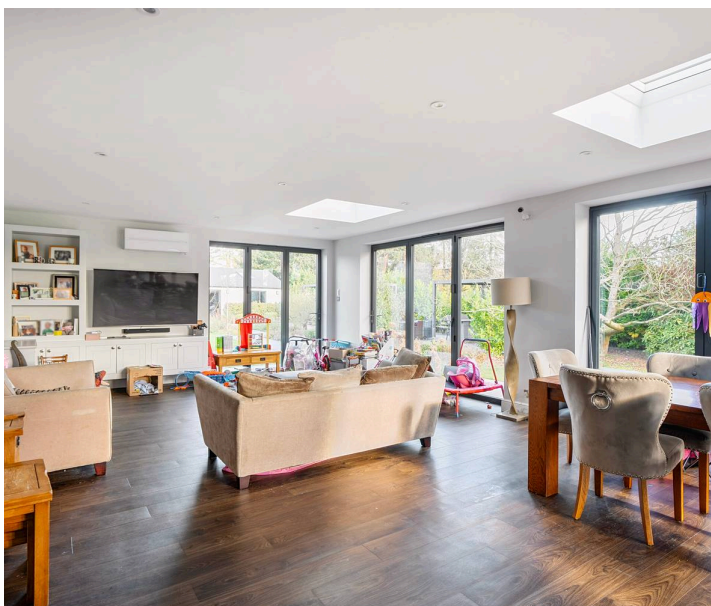
Stunning 6-bed Victorian detached home in Warlingham with open-plan kitchen/family room, cinema room, master suite, three ensuites, extensive gardens, outdoor kitchen, fantastic detached gym, garage.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Substantial six-bedroom detached Victorian family home
- Accommodation arranged over three floors
- Large reception room with fireplace and study
- Cinema
- Extended open-plan kitchen/dining/family room with bi-fold doors
- Five first-floor bedrooms, two with ensuites and refitted family bathroom
- Stunning second-floor master suite with dressing/sitting area, aircon, and luxury ensuite
- Detached gym with potential for additional accommodation
- Extensive gardens with outdoor kitchen



Upon entering, the welcoming entrance hall leads to a large reception room featuring a traditional fireplace and access to a study, perfect for home working. Double doors open into a cinema room, providing a superb space for family entertainment and relaxation.

The heart of the home is the extended open-plan kitchen/dining/family room, designed for contemporary living and entertaining. The kitchen has been fitted with an extensive range of bespoke units, quartz work surfaces, and a large central island, complemented by bi-fold doors opening directly onto the garden. A utility room and two downstairs WCs add convenience to this well-planned ground floor layout.

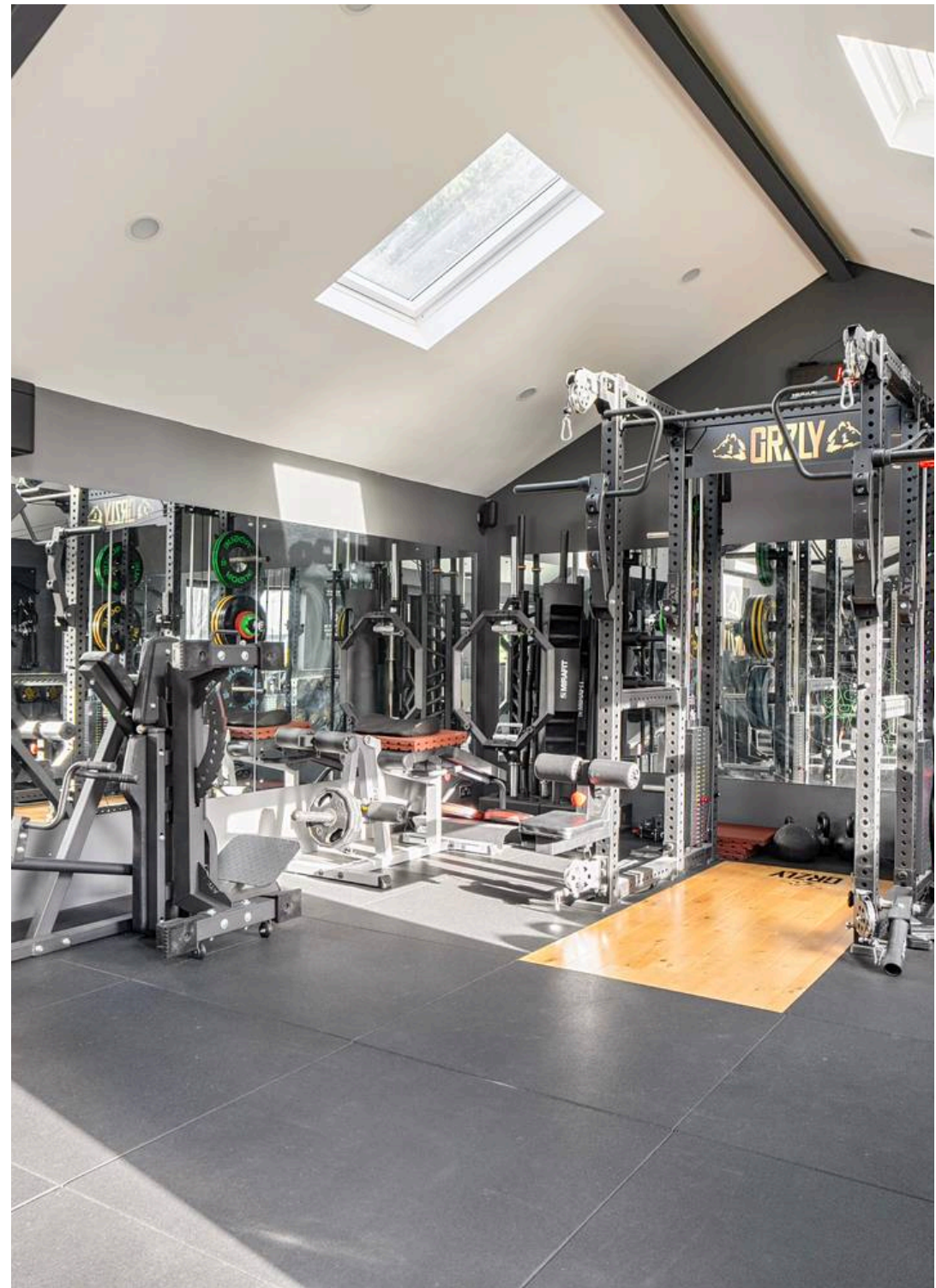
The first floor offers five spacious double bedrooms, two of which benefit from ensuite bathrooms, in addition to a beautifully refitted family bathroom.

The second floor has been converted to create a stunning master suite, featuring a double bedroom with air conditioning, electric shutters, and a luxurious ensuite bathroom complete with freestanding bath and walk-in shower. A dressing/sitting area adds a further touch of elegance to this private retreat.

Externally, the property is equally impressive. To the front, a large driveway provides ample off-street parking for several vehicles and leads to a garage with adjoining workshop/store room. The gardens are a particular highlight, with a large lawned area to the side enclosed by mature shrubs and trees, while the rear garden is thoughtfully designed for family living and outdoor entertaining, featuring an outdoor kitchen and dining area, children's play space, and a fantastic detached gym located towards the end of the garden – offering potential for conversion into additional accommodation, if desired.

This outstanding Victorian home combines generous proportions, elegant design, and modern versatility, all within a prime Warlingham location – making it a truly exceptional family residence.

As part of our provision, we may offer ancillary services to assist with your transaction. With your consent we will refer your details to a select group of





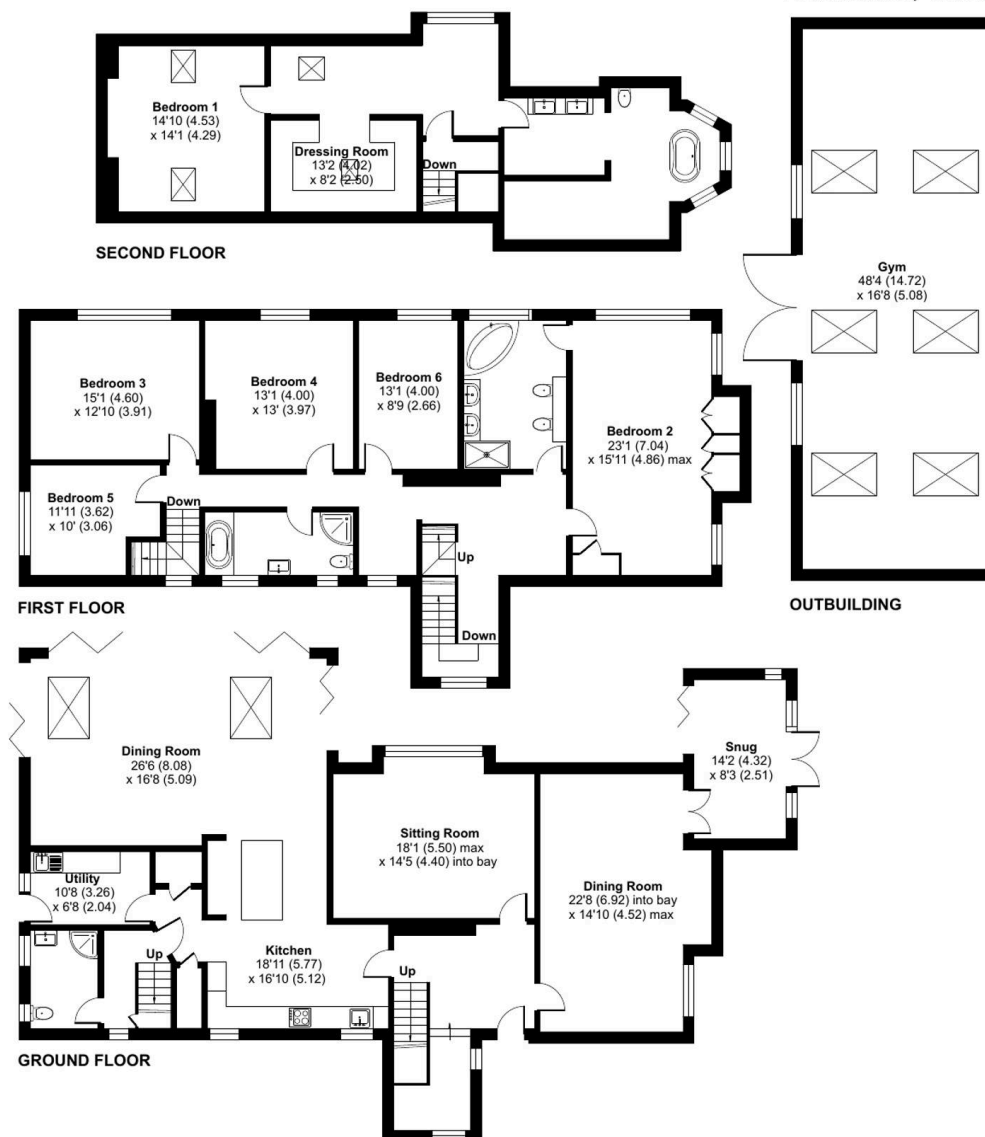
Landscape Road, Warlingham, CR6

Approximate Area = 4036 sq ft / 374.9 sq m

Outbuilding = 805 sq ft / 74.7 sq m

Total = 4841 sq ft / 449.6 sq m

For identification only - Not to scale





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